



**Connells**

Runley Road  
Luton





### Property Description

\*\*\*\* Are you looking for a home in a popular location? Wants to be close to local schools. Look no further!!!

Offered with no upper chain is this THREE bedroom terraced home located off Dallow Road. The area is very popular with growing families as there are schools, open grounds, and transport links within close proximity. In brief the property comprises of an entrance hall, lounge/diner kitchen. To the first floor there are three bedrooms and family bathroom.

Externally there is parking to the front and the rear garden is mainly laid to lawn.

CALL NOW TO VIEW!!!

### Entrance Hall

#### Lounge/Diner

24' 9" x 10' 9" ( 7.54m x 3.28m )

Window to front aspect. wall mounted radiator. patio doors leading to garden.

#### Kitchen

12' 9" x 6' 4" ( 3.89m x 1.93m )

Window to rear aspect. Base and eye level units. Sink and drainer. Work surfaces. Flooring.

### Landing

#### Bedroom One

12' 4" x 12' 8" ( 3.76m x 3.86m )

Window to front aspect. Wall mounted radiator.

#### Bedrooms Two

12' x 10' ( 3.66m x 3.05m )

Window to Rear aspect. wall mounted radiator.

#### Bedroom Three

9' x 7' 7" ( 2.74m x 2.31m )

Window to rear aspect. Wall mounted radiator.

### Bathroom

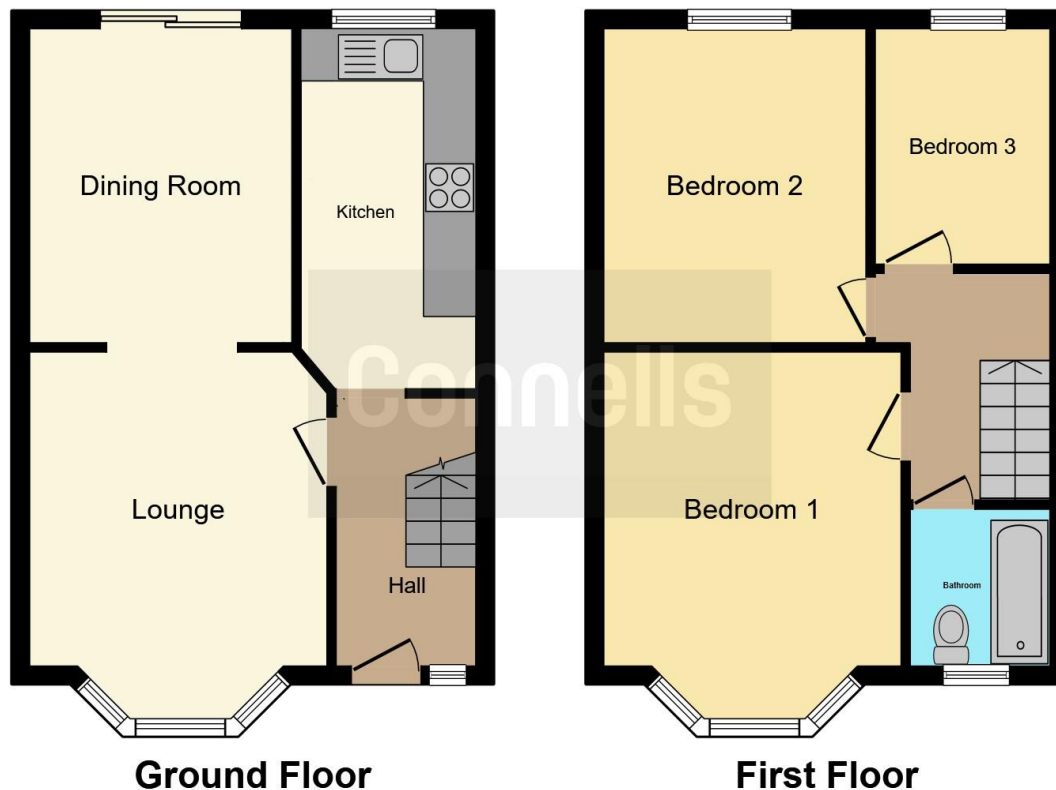
#### Bathroom

Bath with mixer taps and shower attachment. Low level flush WC. Wash hand basin.

### Rear Garden

Patio area. Mainly Laid to Lawn.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01582 450 999**  
**E [luton@connells.co.uk](mailto:luton@connells.co.uk)**

83-83A George Street  
 LUTON LU1 2AT

**EPC Rating: C**

**view this property online [connells.co.uk/Property/LUT317144](http://connells.co.uk/Property/LUT317144)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LUT317144 - 0004